

± 6.05 AC - LAKE OLYMPIA & VICKSBURG

SEC Vicksburg Blvd & Lake Olympia Pkwy | Missouri City, Texas 77459



FOR MORE INFORMATION
PLEASE CONTACT

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PROPERTY INFORMATION

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PROPERTY HIGHLIGHTS

- Commercial Reserves available at lighted intersection of Lake Olympia & Vicksburg.
- Approximately 6 Acres available for retail, daycare, end-user commercial building.
- Adjacent to new 7-11 convenient store with cross access to median breaks on Lake Olympia and Vicksburg.
- Proposed CVS Pharmacy across the street.
- Most uses will be considered.
- Dr Horton and Gateway Homes have planned over 1500 homes with supplies being sold fast.
- Easy access to Fort Bend Tollway.

Property Size: ±6.05 AC -Will subdivide

Price: \$15.00 PSF

School District: Fort Bend ISD

Utilities: City of Missouri City MCMD #1

Floodplain: No known Floodplain

Engineering : All utilities available and no detention req.

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Demographics	1 mile	3 miles	5 miles
Active Population	6,877	65,888	200,519
Average HH Income	\$141,156	\$104,851	\$104,853
Residential Count	2,212	22,142	63,619
Growth Since 2010 Census	4.09%	2.67%	2.94%

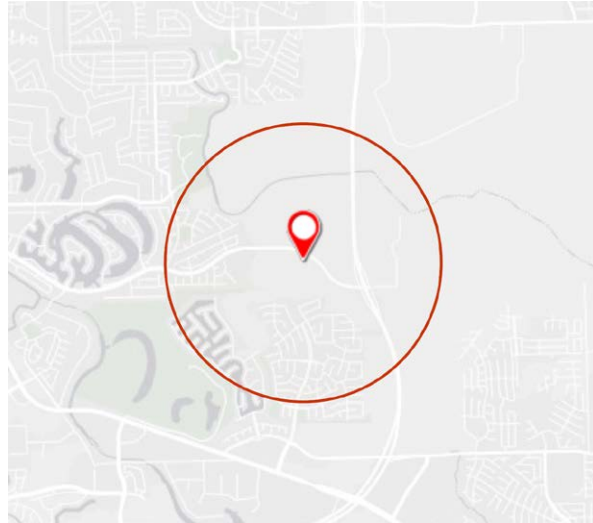
1 MILE TRENDS

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Streetwise Land

± 6.05 AC - Lake Olympia & Vicksburg (1 mile)
 Lake Olympia Pkwy, Missouri City, Texas, 77459
 Ring of 1 mile

Prepared by Esri
 Latitude: 29.55552
 Longitude: -95.51279

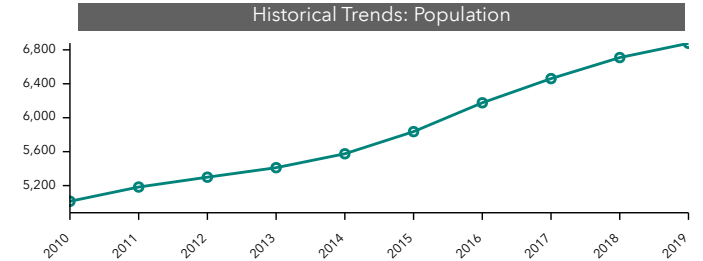
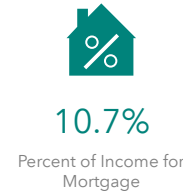
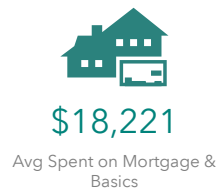


POPULATION TRENDS AND KEY INDICATORS

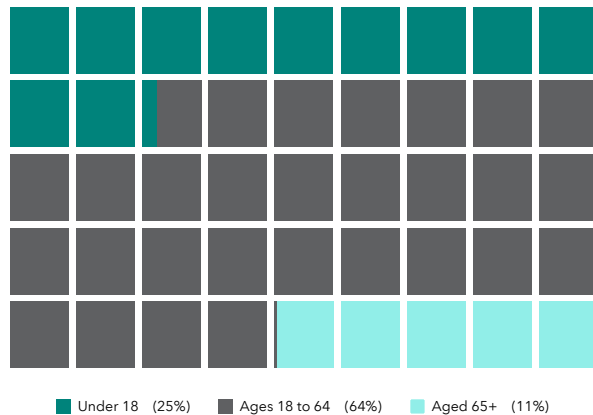
± 8.47 AC - Lake Olympia & Vicksburg

6,877	2,212	3.11	36.8	\$112,004	\$244,129	195	170	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

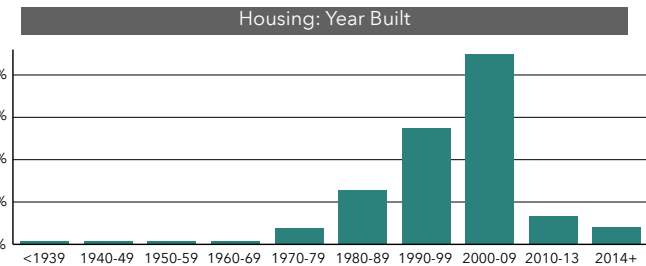
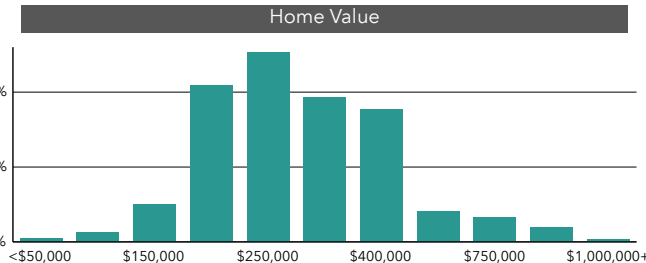
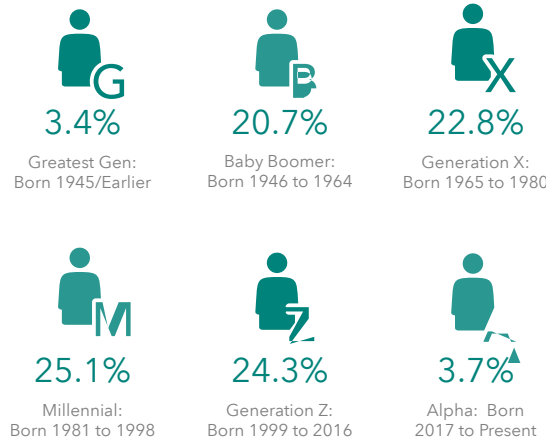
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION

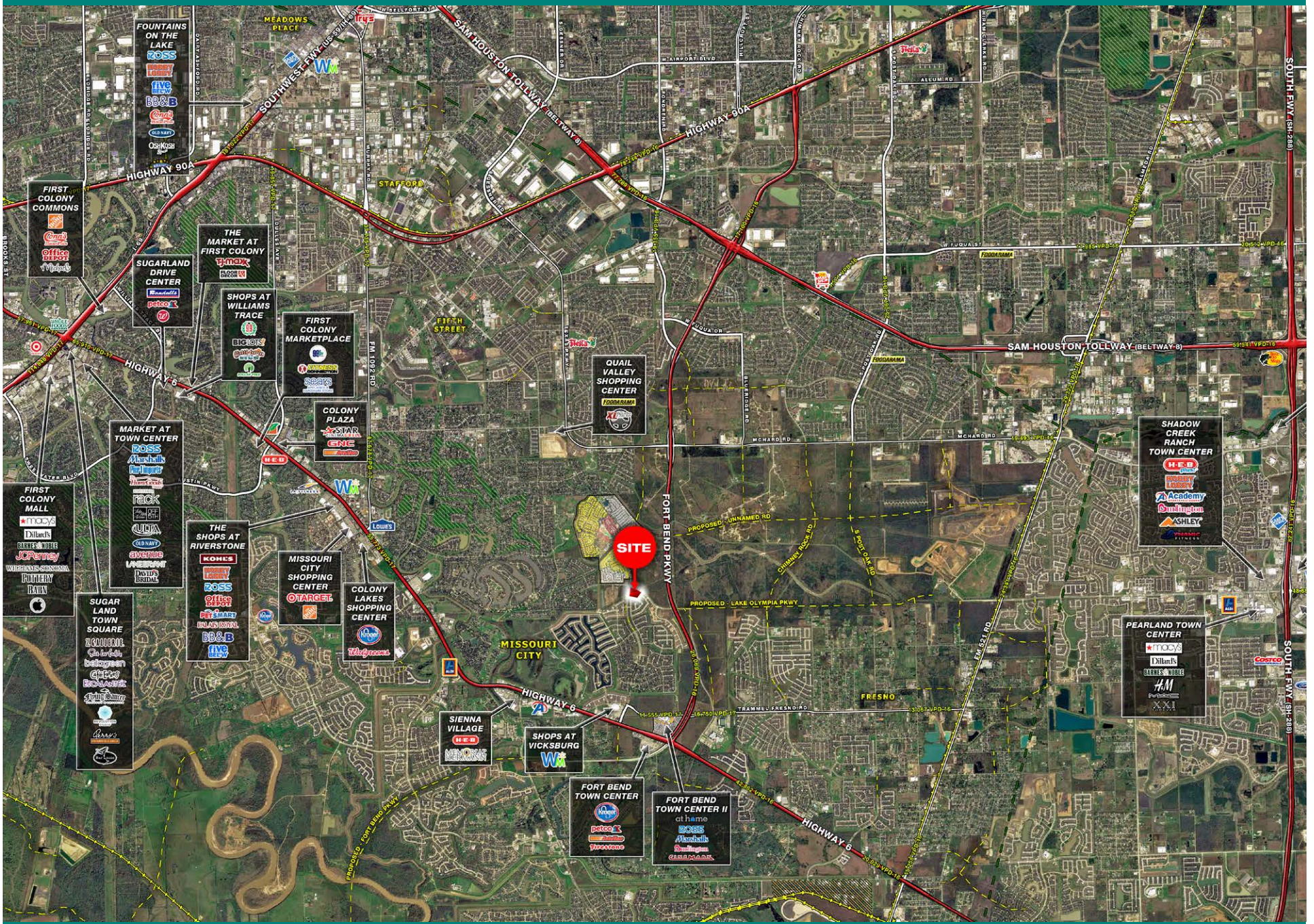


esri THE SCIENCE OF WHERE® U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Source: This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2013-2017, 2019, 2024.

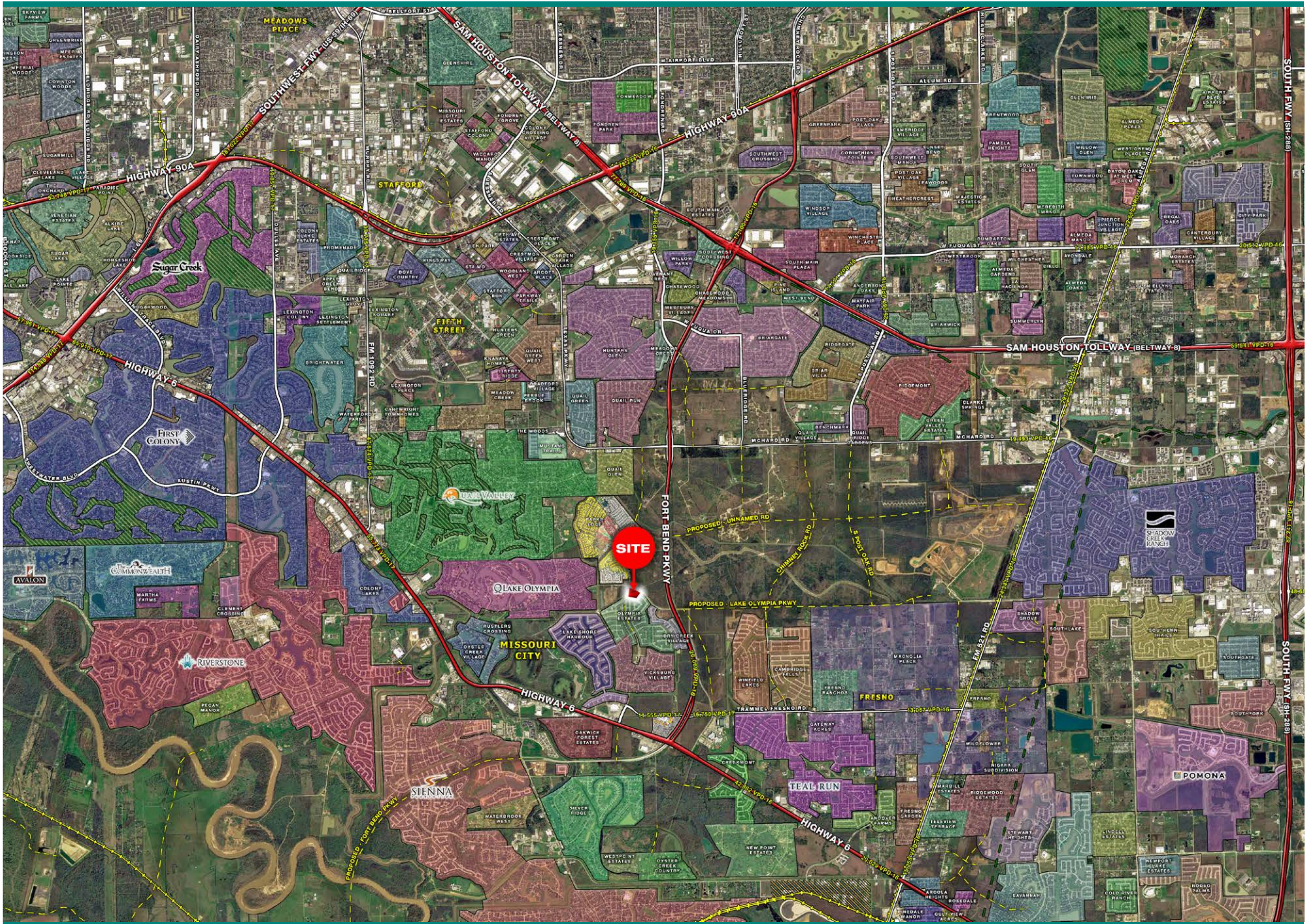
RETAIL TRADE AREA

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SUBDIVISION TRADE AREA

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____